

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, August 26, 2026, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair: Allen Bice; Commissioners: Matt Juluson, Sherman Howard, Kyson Spendlove, Christian Harrison, Amanda Pectol, and Richard Howard; Staff: Derek Imlay, Fay Reber and Nancy Cline; Public: Chase Stratton.

A. Call to Order: Allen Bice called the meeting to order at 6:00 pm.

The invocation and Pledge of Allegiance were given by Derek Imlay

B. Approval of Agenda:

The motion was made by Commissioner Juluson to approve the agenda, second by Commissioner Spendlove. Bice-yes, Juluson-yes, Spendlove-yes, Harrison-yes, Sherman Howard-yes. The motion carried unanimously.

C. Approval of Minutes: August 12, 2026, regular meeting

The motion was made by Commissioner Harrison to approve the minutes for July 22, 2026, second by Commissioner Spendlove. Bice-yes, Juluson-yes, Harrison-yes, Spendlove-yes, Sherman Howard-yes. The motion carried unanimously.

D. Reports:

1. John Valenti reported the city council meeting on August 19, 2026.

Derek reported that work on the pond pipeline project is focused on moisture compaction near SR-9, with no immediate plans for the 370 West to 740 North segments. The secondary water system project is advancing, with the 100% plan review imminent and a goal to begin the 18-month construction on November 16. Staff also mentioned ongoing operational issues with air gates and water quality, underscoring the importance of the new pipeline project, which aims to supply 7.2 million gallons of water daily.

E. Business:

1. Discussion and possible action to set a public hearing for September 9, 2026, regarding zone changes for the property located at the corner of SR9, 300 South, and 200 South.

Chase Stratton explained that request for a zone change on the Squires property, located at the corner of SR-9, 200 South, and 300 South. The proposal seeks to rezone the portion along SR-9 from residential to commercial while establishing high-density residential (HDR) on the remainder of the property. The residential plan details the construction of 32 townhome units within eight four-plex buildings, with each unit offering 1,300 to 1,800 square feet, two bedrooms, and two bathrooms. The site design incorporates a new road connecting 300 South and 200 South to facilitate access to the commercial lots.

Commissioner Sherman Howard expressed concern about high density in a single house residential area. He asked if they considered smaller lots and single-family houses.

Chase replied that there wasn't enough land to build enough single-family houses to pay for the development cost. Also, that neighborhood would back up against commercial property and that isn't a desirable neighborhood for single families.

Commission Harrison asked if they could make medium density would give them enough units and would they provide amenities for this community.

Chase replied that they do have a park planned for the community. Medium density would not provide enough units.

Commissioner Bice pointed out their population is close to reaching 5,000 and the state requires cities to have affordable housing which only comes with higher density. They can't rely on the Topside property to provide that.

Commissioner Spendlove noted the garage would be in the back of the units and the front doors all in front like a single house community.

Chase explained there will be an eight-foot wall between the commercial property and the neighborhood. There would be an alley to access the garages so the traffic into the neighborhood would be minimal. They have designed it to look like a single-family neighborhood that is walkable and strict CCR to keep the property clean. They will continue to run 200 street through to SR9 and that will keep traffic out of the neighborhood to get to the commercial property.

The motion was made by Commissioner Harrison to set a public hearing for September 9, 2026, regarding zone changes for the property located at the corner of SR9, 300 South, and 200 South, second by Commissioner Juluson. Bice-yes, Juluson-yes, Harrison-yes, Spendlove-yes, Sherman Howard-yes. The motion carried unanimously.

2. Discussion and possible action to set a public hearing for September 9, 2026, regarding zone changes for the Cottonwood Hollow property located at 740 North Main Street, and SR17.

Chase explained that zone change for the Cottonwood Hollow property at 740 North, Main Street, and SR-17. The developer requested to unify several parcels currently zoned General Commercial, R-1-10, and R-A-1 (Agricultural) into a single R-3-6 high-density residential zone. A portion of this area is owned by the Conservancy District, which plans to build a demonstration facility for water-efficient landscaping and a system to treat secondary water to potable standards. The plan for the residential section includes a mix of housing types, from town homes to smaller 800-900 square foot single-story units, designed to appeal to small families and single individuals. Garages would not be required in this zone. The developer explained that the natural wash on the property would be integrated as open space, featuring retention basins, trails, and pocket parks. They also stated that extensive efforts to attract commercial businesses to this specific intersection had been entirely unsuccessful, attributing the lack of interest to the challenging slope and difficult access, making residential development a more practical use for the land.

Derek added that the proposed high-density zoning would serve as a good transition from the adjacent Silver Acres development down to existing lower-density residential areas.

Commissioner Bice asked if they had researched any state programs that might make these townhouses more affordable.

Chase replied he only knew about the state program that gave new homeowners \$20,000 for downpayment. He will do more research on that.

The motion was made by Commissioner Sherman Howard to set a public hearing for September 9, 2026, regarding zone changes for the Cottonwood Hollow property located at 740 North Main Street, and SR17, second by Commissioner Harrison. Bice-yes, Juluson-yes, Harrison-yes, Spendlove-yes, Sherman Howard-yes. The motion carried unanimously.

G. Adjourn:

Commissioner Bice adjourned the meeting at 6:45 p.m.



Planning Commission Chair

9 Sep 26

Date Approved